

May 24, 2019

Robert McCoy
Mayor

The Honorable David Chiu
California State Assembly
State Capitol Building, Room 4112
Sacramento, CA 95814

RE: AB 1763 (CHIU) DENSITY BONUS: 100% AFFORDABLE HOUSING – NOTICE OF OPPOSITION

Dear Assemblymember Chiu:

The City of Thousand Oaks respectfully opposes AB 1763 which would provide incentives for building 100 percent affordable housing developments located within one-half mile of "a major transit stop" or a "high quality transit corridor." These incentives include height increases, 80 percent density bonus, and greater floor area ratio.

Although the purpose of the bill is to stimulate the development of much needed affordable housing, this one-size-fits-all approach may not work for suburban communities such as Thousand Oaks. Greater density will impact the uniformity of local zoning. Allowing greater building heights around these transit hubs does not take into consideration local land use regulations, topography, and architectural design that characterize each community.

Major transit stops in Thousand Oaks are not all under the jurisdiction of Thousand Oaks Transit. Some major transit stops are established by outside jurisdictions such as the Los Angeles Department of Transportation, LA Metro, and the county connector line, Gold Coast Transit. They don't often work with the City on where they establish their stops or even remove service. We recognize the nexus between development and transportation. However, it is not fitting that outside transit agencies could have an impact on local land use policies.

Proposed density bonus incentives should serve as an option, not a mandate for cities where such transit-oriented land use policies are most practical. For these reasons we oppose your bill.

Sincerely,



Robert McCoy
Mayor

c: Assemblymember Jacqui Irwin
Senator Henry Stern
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