

June 7, 2019

Robert McCoy
Mayor

The Honorable Richard Bloom
California State Assembly
P.O. Box 942849
Sacramento, CA 94249-0050

**RE: AB 1279: PLANNING AND ZONING: HOUSING DEVELOPMENT: HIGH
RESOURCE AREAS – NOTICE OF OPPOSITION**

Dear Assemblymember Bloom:

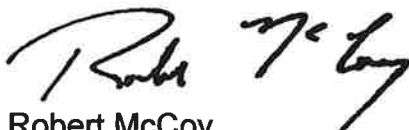
The City of Thousand Oaks must respectfully oppose AB 1279. This measure would direct the Department of Housing and Community Development (HCD) to designate neighborhoods in California as “high resource areas” for the purpose of allowing greater density, greater height, and by-right approval. High resource areas are defined as neighborhoods with high quality public schools, proximity to well-paying jobs, and a clean and safe environment.

Although we appreciate the role of HCD and their commitment to affordable housing, HCD should not have the role of determining high resource areas. This is not their specialty. Cities must prepare Housing Elements in accordance with state law. The Housing Element, which is part of the General Plan, serves as the guideline for local governments to meet their housing needs and designate appropriate zoning.

AB 1279 does not even provide the process or standard for how HCD will make these designations. This bill usurps local land use authority and zoning by giving a state agency arbitrary powers to designate local neighborhoods as high resource, thereby allowing developers unfettered approval of by-right housing projects.

For these reasons, the City of Thousand Oaks opposes AB 1279.

Sincerely,



Robert McCoy
Mayor

c: Assemblymember Jacqui Irwin
Senator Henry Stern
David Mullinax- Regional Public Affairs Manager, dmullinax@cacities.org
League of California Cities, cityletters@cacities.org
Joe A. Gonsalves and Son