

September 17, 2019

Robert McCoy  
MayorThe Honorable Gavin Newsom  
Governor-State of California  
1303 10th Street, Suite 1173  
Sacramento, CA 95814**RE: AB 1763 (CHIU) DENSITY BONUS: 100% AFFORDABLE HOUSING – VETO REQUEST**

Dear Governor Newsom,

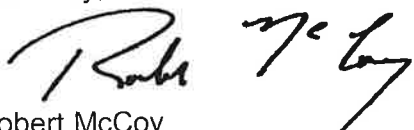
The City of Thousand Oaks respectfully seeks your veto of AB 1763. This bill would provide four incentives for building 100% affordable housing developments located within one-half mile of "a major transit stop" or a "high quality transit corridor." These concessions include height increases of an additional three stories, 80% 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 do not take into consideration local land use regulations, topography and architectural design that characterize each community.

Even though the City does not feature high transit corridors, it is important to note that all 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 Los Angeles DOT, LA Metro and the county connector line called Gold Coast Transit. They don't often work with the City on where they establish their stops, the frequency of 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 seek your veto on this bill.

Sincerely,

Robert McCoy  
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