

Al Adam  
Mayor

August 3, 2020

Honorable Scott Weiner  
Chair, Senate Housing Committee  
CA State Senate  
State Capitol Room 2209  
Sacramento, CA 94249-0017

**RE: AB 3107 (BLOOM) – PLANNING AND ZONING HOUSING DEVELOPMENT -  
OPPOSE**

Dear Chair Weiner:

On behalf of the City of Thousand Oaks, I respectfully oppose AB 3107. This bill would authorize housing developments in commercial zones provided that at least 20% of the units be subject to a deed restriction requiring them to be affordable to lower income households. The bill further requires a City to apply specific development standards regarding height limits, floor ratios and allowable densities to housing development, unless existing local zoning standards are less restrictive. These developments cannot be located near factories, manufacturing or warehouses.

The City of Thousand Oak recognizes that the state is suffering from a housing shortage and appreciates that the bill is intended to bring more affordable housing opportunities. However, this bill essentially rezones certain eligible commercial zones into residential zones. Cities segregate commercial, industrial and residential zones for the purpose of health, safety and welfare of residents, in addition to land use compatibility and other reasonable land use principles. Not all commercial zones have the capacity to handle traffic congestion or overload of utilities to support large multifamily developments and increased density.

The bill states that residential development must comply with local design standards. Yet, the bill sets arbitrary standards when it comes to building heights, and maximum density which conflict with City's design standards. As an example, the bill states that the height limit must be equal to the higher of the following:

- The highest allowed height for the site;
- The highest allowed height for commercial use or residential use within a half-mile of the site; or
- Thirty-six feet.

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A one-half mile radius from commercial zones in cities such as Palo Alto, Santa Monica or even Oxnard may be the difference between a two-story residential development and a multi-story high rise, which will result in changing the character of the neighborhood and undermining permitted uses intended for commercial zones.

Many cities, including Los Angeles, allow for residential development in their commercial corridors; however, co-mingling such uses should be offered as a possible planning tool option for cities to consider when reviewing their housing and commercial zone needs.

For these reasons, I oppose AB 3107.

Sincerely,



Albert C. Adam  
Mayor

c: Assemblymember Richard Bloom  
Assemblymember Jacqui Irwin  
Senator Henry Stern  
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