

June 17, 2020

Hon. Anthony Portantino  
Chair, Senate Appropriations Committee  
State Capitol  
Sacramento, CA 95814

**RE: SB 1120 (ATKINS) SUBDIVISIONS. TENTATIVE MAPS- OPPOSE (As Amended 5/20/20)**

Dear Chair Portantino,

On behalf of the City of Thousand Oaks, I respectfully oppose SB 1120. This bill would require cities to ministerially subdivide an existing lot and approve the development of a “two-unit” (duplex) housing in single-family zones.

We appreciate that SB 1120 will prevent duplexes in coastal zones and in historical districts, however, the bill would simply unravel the true character of a single-family zone. Cities are already required to allow up to two accessory dwelling units on a single-family zoned property. Subdividing single family lots and constructing duplexes arbitrarily changes the character of these neighborhoods to multi-family. The bill would systematically abrogate long-standing land use expectations and planning approved by local leadership and affirmed by the residents and business community leaders of the cities. Such a brazen attack on local control of basic land use planning in an effort to solve a housing shortage created by numerous factors by state-level policies is not warranted.

The City of Thousand Oaks is proud of its robust public notification process which promotes transparency and public participation on new developments. SB 1120 will remove such transparency by requiring cities to ministerially approve duplexes without California Environmental Quality Act (CEQA) evaluation and the benefit of receiving public input.

While we recognize the need for greater affordable housing opportunities, a one-size-fits-all approach does not work for the residents of Thousand Oaks. Cities should be given the option of allowing duplexes in existing single-family zones if it is a good housing solution for their community. It should not be a requirement.

For these reasons, we oppose SB 1120.

Sincerely,



Al Adam  
Mayor

cc: Senator Toni Atkins  
Assemblymember Jacqui Irwin  
Senator Henry Stern  
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