

Claudia Bill-de la Peña
Mayor

May 4, 2021

The Honorable Richard Bloom
CA State Assembly
State Capitol Building
Sacramento, CA 95814

**RE: AB 115 (BLOOM) PLANNING AND ZONING. COMMERCIAL ZONING.
HOUSING DEVELOPMENT- NOTICE OF OPPOSITION**

Dear Assemblymember Bloom:

The City of Thousand Oaks must respectfully oppose your AB 115. This bill would require local governments to allow housing developments in all commercial zones as long as the housing development sets aside at least 20% of the total number of units for affordable housing. This includes for rent and for sale units. AB 115 would require that housing be allowed within all commercially-zoned districts, up to a height of 36' (at least 3 floors).

The City of Thousand Oaks is currently undergoing a General Plan Amendment and Housing Element Update involving numerous public hearings and local input. What is the purpose of these updates when AB 115 would arbitrary usurp local land use authority by disregarding locally adopted uses? Although 20% of the new units would be dedicated for much needed affordable housing, none of these units will count toward the Regional Housing Needs Assessment allocations.

While the AB 115 states that a new development must adhere to objective zoning, subdivision and design review standards, regrettably, no such standards exist for housing development in commercial zones. Furthermore, the streamline approval provision eliminates public input by forgoing public hearings. The City of Thousand Oaks prides itself on a robust public input process and California Environmental Quality Act (CEQA) review. Local residents deserve the opportunity to weigh in on high density housing projects in commercial zones that ultimately change the character of their community, especially when local officials lose their authority to do so.

For these reasons, the City of Thousand Oaks opposes AB 115.

Sincerely,



Claudia Bill-de la Peña
Mayor

cc: 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

cmo:660-40/AB 115 Commercial Zoning Housing Oppose.ml

