

Claudia Bill-de la Peña
Mayor

The Honorable Scott Wiener
California State Senate
State Capitol Building, Room 5100
Sacramento, CA 95814

**RE: SB 10 (Wiener) PLANNING AND ZONING: HOUSING DEVELOPMENT:
DENSITY- Notice of Opposition**

Dear Senator Wiener:

The City of Thousand Oaks is opposed to your SB 10. This bill authorizes a city or county to pass an ordinance that is not subject to the California Environmental Quality Act (CEQA) to upzone any parcel for up to ten units of residential density, if the parcel is located in a transit-rich area or an urban infill site.

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 housing opportunities online. While SB 10 is an optional tool for local governments, it **removes the fundamental right of public input and engagement**. Thousand Oaks prides itself on a robust public hearing process. SB 10 also **sets a dangerous precedent by exempting CEQA**. Residents should have an opportunity to participate in land-use planning decisions by the City. CEQA informs the public of environmental impacts and provides mitigation measures or feasible alternatives. The City of Thousand Oaks believes in public transparency. Public input is essential, especially with local land-use decisions that involve increased density and heights. Without it, public trust of its local leaders erodes.

SB 10 sadly **does not condition for more affordable housing**. The ability to simply upzone by ordinance and exempt CEQA should come with greater requirements for affordable housing. Increased density or up zoning in transit-rich or urban infill areas should include set-asides for workforce housing. Essential workers often appeal to the City Council for greater affordable housing opportunities. Many workers, including store clerks, restaurant servers and senior care providers, mention they are forced to commute due to lack of affordable units. This bill is missing this important element.

For these reasons, the City of Thousand Oaks opposes your SB 10.

Sincerely,



Claudia Bill-de la Peña
Mayor

c: Assemblymember Jacqui Irwin
Senator Henry Stern
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