



City of Encinitas

Office of
The Mayor

August 18, 2015

Senate Floor Alert AB 744 (Chau) No Parking Minimums Request for “No” Vote

Kristin Gaspar
Mayor

To: Members of the California State Senate
From: Kristin Gaspar, Mayor of Encinitas

Catherine S. Blakespear
Deputy Mayor

On behalf of the City of Encinitas, we request a “No” vote on AB 744 (Chau) when it is heard on the Senate floor. Poorly-planned housing projects with inadequate parking will negatively impact the quality of life of the vulnerable populations of identified residents and create negative spillover effects on adjacent properties and increase community resistance to future development.

Tony Kranz
Council Member

First and foremost, the City of Encinitas has requested an amendment to AB744 that clarifies that all rounding calculations, both on base density and density bonus, are determined based upon local ordinance, not on state law. While recent amendments rolled back Section 65915(f)(5) to existing law, the section of law as it is currently written is ambiguous.

Mark Muir
Council Member

As such, we requested that the section in question be amended to read as follows:

Lisa Shaffer
Council Member

“All density calculations resulting in fractional units shall be rounded according to local ordinance.”

Lisa Rudloff
Acting City Manager

Second, we are opposed to the language in AB744 exempting senior and special needs housing developments from minimum parking requirements if they are within one-half mile of a transit center. Our city has only one transit center and the radius the bill prescribes encompasses an area that already presents a parking challenge. There appears to be an assumption that seniors aged 62 or older do not require automobiles, or do not have visitors requiring parking. We have several senior developments in our city and all of them are heavily dependent upon cars to meet the needs of residents and visitors.

*The current state density bonus law already allows developers to reduce parking standards through “waivers” and “concessions”. As such, there is no need to change current law on this point. **We do not believe that current law regarding minimum parking standards should be changed.***

We maintain that density rounding and parking are local issues and local land use decisions should be made at the local level. Because of the negative impacts of this bill on the City of Encinitas, the residents and a unanimous City Council are united in respectfully requesting a “No” vote on this measure.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristin Gaspar", with a large, stylized initial "K" and a flourish at the end.

Kristin Gaspar
Mayor, City of Encinitas