



City of Encinitas

Office of
The Mayor

May 22, 2019

The Honorable Nancy Skinner
State Capital Building, Room 5094
Sacramento, CA 95814

Catherine S. Blakespear
Mayor

RE: SB 330 (Skinner) Housing Crises Act of 2019: Oppose.

Dear Senator Skinner:

Jody Hubbard
Deputy Mayor

On behalf of the City of Encinitas, I am writing to respectfully oppose SB 330. This bill would declare a statewide housing crises and for a five-year period, prohibits a city from imposing parking requirements, adjusting impact fees, imposing impact fees on affordable housing projects, limits new design standards based on cost, and nullifies local voter initiative ordinances. I understand that amendments have been made in the Senate appropriations committee and will soon be posted, however, there are fundamental elements of this bill that are troubling to the City of Encinitas.

Kellie Shay Hinze
Council Member

The City of Encinitas agrees there are not enough homes being built in California. The City remains committed to working with the Legislature, and the Governor on finding ways to help promote much needed housing construction statewide without severely restricting how cities address community growth impacts.

Tony Kranz
Council Member

Specifically, the City has the following concerns:

- Nullifies any requirement for local voter approval to increase density, floor area ratios, height, etc. This effectively removes the protections imposed by Proposition A (a local voter initiative which gives the Voters of Encinitas final word on major increases in zoning density or intensity of land use). The City would only favor nullification of local voter initiatives when in conflict with state law mandates such as Housing Element updates.
- Prohibits a City from downzoning a residential parcel unless an equivalent upzoning is implemented.
- Nullifies any existing or new parking requirements. This takes away a city's ability to consider the availability of existing street and public parking when imposing parking requirements.
- Precludes a city from imposing any development fees or exactions higher than those existing on January 1, 2018, unless adjusted by inflation in an ordinance or resolution. This may result in an underfunding of projects and facilities being developed to support new housing. The bill also similarly restricts the imposition of increases in capacity and connection fees for water and sewer fees which typically support capital programs.

Joe Mosca
Council Member

Karen P. Brust
City Manager

SB 330 provides incentives and cost savings for developers, requiring none of these savings to be passed on to neither the consumer, nor the local jurisdiction that will provide all the needed services for new residents.

For these reasons, the City of Encinitas opposes SB 330. The City of Encinitas appreciates your efforts to help increase the availability of housing in California and would be happy to discuss our thoughts with you on how this can be best achieved.

Sincerely,



Catherine S. Blakespear
Mayor

CC: Senator Patricia Bates
Assembly Member Tasha Boerner Horvath
JGC Governmental Relations
Catherine Hill, League of California Cities
Encinitas Mayor, Deputy Mayor and Council Members
Encinitas City Manager, Karen P. Brust