



City of Encinitas

Office of
The Mayor

February 14, 2018

The Honorable Scott Wiener
California State Senate
State Capitol Building, Room 4066
Sacramento, CA 95814

Catherine S. Blakespear
Mayor

**RE: SB 827 (Wiener) Planning and Zoning.
Notice of Opposition (as introduced 1/3/18)**

Dear Senator Wiener:

Joe Musca
Deputy Mayor

The City of Encinitas must oppose your SB 827, which would exempt certain housing projects from locally developed and adopted height limitations, densities, parking requirements, and design review standards.

Tasha Boerner Horvath
Council Member

Specifically, this bill allows private for-profit housing developers and transit agencies to determine housing densities, parking requirements, and design review standards within one-half mile of a "major transit stop," or along a "high-quality transit corridor" which could be miles away from an actual bus stop. Cities currently have some local control over quality of life for residents. By waiving parking requirements and density standards in the vicinity of transit, community character will be transformed into big-city character, and quality of life will be surrendered. Under existing law, cities are already required to zone for densities at levels necessary to meet their entire Regional Housing Needs Allocation (RHNA). Will your bill replace the RHNA process?

Tony Kranz
Council Member

Contrary to SB 827, local governments must balance the needs and desires of the community when developing land use planning documents. The City of Encinitas has a voter-imposed height restriction of 30 feet on any structure. We also have a rail line running north-south along the coast. One can only imagine the impact of 85 foot residential structures running parallel to the rail line for the length of the city.

Mark Muir
Council Member

Cities need adequate time to fully understand and digest the many changes to California housing law from the 2017 legislative session. For the reasons stated above, the City of Encinitas must oppose SB 827.

Karen P. Brust
City Manager

Sincerely,

Catherine S. Blakespear
Mayor

cc: Senator Patricia Bates
Assembly Member Rocky Chavez
City Council

Jason Rhine, League of California Cities
Catherine Hill, League of California Cities
JGC Government Relations
Brenda Wisneski, Development Services Director