



CITY OF MURRIETA

August 21, 2019

The Honorable Lorena Gonzalez
Chair, Assembly Appropriations Committee
State Capitol Building, Room 2114
Sacramento, CA 95814

**RE: AB 1763 (Chiu) Density Bonus: 100% Affordable Housing
Notice of Opposition**

Dear Assembly Member Gonzalez:

The City of Murrieta must respectfully oppose AB 1763 (Chiu). This measure would greatly expand existing Density Bonus Law (DBL) to require a city or county to award a developer significantly more density, additional concessions and incentives, if 100% of the units in a development are restricted to lower income households. This additional density may occur in areas of a given jurisdiction that may not have the existing transit, public infrastructure, and city services to provide for the needs of residents.

Additionally, the City opposes the expansion of in height allowances as outlined in AB 1763 as it relates to “major transit stops” and “high quality transit corridors.” The additional height allowances and unlimited density allowances may have unintended consequences with respect to visual impacts and the ability for a jurisdiction to provide for the additional provisions of the law. More specifically, the City has the following concerns:

- The increases in density may occur in areas without transit infrastructure to support the needs of these residents who may not have access to an automobile and depend at a higher level on transit services. Careful planning needs to occur in order to match any density increase with the availability of transit by a local jurisdiction.
- AB 1763 would greatly undermine locally adopted General Plans, Housing Elements (which are certified by the Department of Housing and Community Development), and Sustainable Community Strategies (SCS). By allowing developers to override state approved housing plans, AB 1763 seriously calls to question the need for cities to develop these community-based plans in the first place.
- AB 1763 provides a role to transit agencies to determine land use near “major transit stops” and “high quality transit corridors” restricting local control of municipalities.
- Granting unlimited density and three additional stories for development within a one-half mile of a major transit stop is too extreme will likely undermine the community-based housing plans, and does consider whether adequate essential services or infrastructure is available.

For these reasons, the City of Murrieta opposes AB 1763. If you have any questions, please contact Louie Lacasella, City Manager's Office at (951) 461-6008 or llacasella@MurrietaCA.gov.

Sincerely,



Kelly Seyarto
Mayor

Cc: Murrieta City Council
Senator Jeff Stone
Assembly Member Melissa Melendez
Erin Sasse, League of California Cities
David Jones, Emanuels Jones & Associates