

Tri-Valley Cities

DANVILLE • DUBLIN • LIVERMORE • PLEASANTON • SAN RAMON

April 19, 2021

The Honorable Richard Bloom
California State Assembly
State Capitol, Room 2003
Sacramento, CA 95814

**Re: Assembly Bill 115 (Bloom) Planning and zoning: commercial zoning: housing development
Letter of Opposition with Comments from the Tri-Valley Cities**

Dear Assemblymember Bloom,

On behalf of the Tri-Valley Cities (TVC) Coalition which includes the cities of Dublin, Livermore, Pleasanton, San Ramon, and the town of Danville, we write in respectful opposition to Assembly Bill 115. This bill would require local agencies to authorize a housing development as an allowable use on commercially zoned land if certain conditions apply.

Specifically, AB 115 would require that at least 20% of the units have an affordable housing cost or affordable rent for lower income households, while also not being adjacent to an industrial use site. Additionally, 75% of the perimeter must be adjoined to parcels developed with urban uses. The TVC believes that more affordable housing is needed in California, and we appreciate that your bill does include an affordable housing component. However, we cannot support the provision in Section 1 (a) of the text, stating: "Notwithstanding any inconsistent provision of a city's or county's general plan, specific plan, zoning ordinance, or regulation..." This provision takes away any land use and zoning discretion from local communities.

In addition to the concern stated above, we are also concerned with the provisions in Section 1 (b), regarding the height of a housing development and the floor area ratio/density limit of a housing development, both of which state that the maximum allowable standard for each respective measure, "shall be the greatest of the following." Through this statement, no local discretion is provided to communities on either the height or the density of a housing development.

Lastly, we are concerned with this bill's ability to eliminate commercial properties which would result in the loss of sales and use tax revenue generating uses. Cities rely on these revenue streams to support basic government services. Cities are already reeling from the economic fallout of the COVID-19 pandemic, and development facilitated through this bill would further exacerbate what appears to be a long economic recovery for cities.

Again, we appreciate your efforts to develop more affordable housing in California, but we are concerned about the lack of local control provided in AB 115 and must oppose this bill.



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Sincerely,



Renee S. Morgan
Mayor of Danville



Melissa Hernandez
Mayor of Dublin



Bob Woerner
Mayor of Livermore



Karla Brown
Mayor of Pleasanton



Dave Hudson
Mayor of San Ramon

