



April 8, 2019

**MAYOR &
CITY COUNCIL**

Judy Ritter
Mayor

John B. Franklin
Deputy Mayor

Amanda Rigby
Councilmember

Joe Green
Councilmember

Corinna Contreras
Councilmember

CITY MANAGER

Patrick Johnson

Senator Mark McGuire,
Chair of the Senate Governance and Finance Committee
State Capitol
1303 10th Street, Room 5061
Sacramento, CA 95814

Re: **SB 50 (Wiener): Planning and Zoning. Housing Development Incentives
Oppose Unless Amended**

Dear Senator McGuire:

The City of Vista opposes SB 50 (Weiner), unless amended to address key concerns. SB 50 would allow developers of certain types of housing projects to override locally developed and adopted height limitations, housing densities, parking requirements, and limit design review standards.

The City recognizes the statewide housing crisis and has worked with several developers to support an influx of residential developments including multi-family apartments, affordable housing, and condominium projects. The City of Vista has supported responsible growth and has adopted a General Plan and a Housing Element as a strategic plan to support the statewide housing needs. **SB 50 would greatly undermine our existing plans** which are state mandated planning tools already certified by the Department of Housing and Community Development.

Housing developers and transit agencies would have the power to determine housing densities, heights up to 55 feet, parking requirements, and design review standards for "transit-rich housing projects" within one-half mile of a major transit stop. For those "transit-rich housing projects" within one-quarter mile radius of a stop on a high-quality bus corridor, developers would be able to determine housing density, and parking requirements above .5 spots per unit.

The City of Vista is an advocate for local control of planning tools and resources that enhance our capacity to address the needs and concerns of our residents. SB 50 removes those local controls and threatens to impose development standards that are misaligned with our current planning requirements.

For these reasons the City of Vista opposes SB 50, unless amended.

Sincerely,

Judy Ritter
Mayor

cc: Senator Mark McGuire Jim Wood, Chair of the Senate Governance and Finance Committee
Senator John M. W. Moorlach, Vice Chair of the Senate Governance and Finance Committee
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Office of Assembly Member Tasha Boerner Horvath, Kathleen.Sadd@asm.ca.gov
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