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Patrick Johnson

June 25, 2018

Senator Mark McGuire  
Chair of the Senate Governance and Finance Committee  
State Capitol, Room 408  
Sacramento, California 95814  
VIA FAX: (916) 322-0298

**RE: AB 2162 (Chiu). Notice of Opposition unless Amended.**

Dear Senator McGuire,

The City of Vista opposes AB 2162, which reduces our local control of planning and zoning, including the use of discretionary review for affordable developments. The City of Vista advocates for efforts that enhance local control of resources that allow the City to address the needs and concerns of its residents.

Specifically, AB 2162 would prohibit local governments from applying a conditional use permit or other discretionary review to the approval of 100% affordable developments that include a percentage of supportive housing units, either 35% or 15 units whichever is greater. The proposed bill will also require the City to notify a developer within 30 days if the project application is complete and within 60 days if the project met the requirements for streamlining. Additionally, AB 2162 will prohibit the City from imposing any minimum parking requirements on supportive housing developments that are within one-half mile of a public transit stop.

The City of Vista has made significant planning and infrastructure efforts to support responsible, affordable housing growth in our community but does not support AB 2162 as it will significantly limit our ability to control our planning and review processes, require onerous plan review timelines and further restrict parking requirements.

For these reasons the City of Vista opposes AB 2162, unless amended to 1) remove the planning timeline requirements and 2) to allow local governments to retain their ability to implement minimum parking requirements.

Sincerely,

Judy Ritter  
Mayor  
City of Vista

cc: Senator Patricia Bates, FAX: (916) 651-4936  
Assemblymember Rocky Chavez, FAX: (916) 319-2176  
Assemblymember Chiu, FAX: (916) 319-2117  
Assemblymember Brian Maienschein, FAX: (916) 319-3182  
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