



CITY OF LONG BEACH

OFFICE OF THE CITY MANAGER

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PATRICK H. WEST
CITY MANAGER

August 21, 2015

The Honorable Ed Chau
California State Assembly
P.O. Box 942849
Sacramento, CA 94249-0049

Re: Opposition to AB 744 (Chau) Planning and Zoning: density bonuses

Dear Assemblymember Chau:

On behalf of the City of Long Beach, I write in opposition to Assembly Bill 744 (Chau and Quirk). This bill reduces local control over parking in affordable housing projects, specifically by providing developers with exemptions from minimum parking requirements based on housing projects proximity to transit.

AB 744 indicates that lower income and senior households do not require parking in excess of the 0.5 standard, which is contrary to a survey conducted by the City's Housing Division. Further, the 0.5 standard is established in the density bonus law, and may currently be requested as a concession by a developer in a density-bonus project. The proposed legislation however, changes this standard to include both the *disabled and visitor required parking* into the 0.5 standard. This change is particularly impactful as it assumes that affordable households require fewer parking spaces; there is no basis to assume that this also translates to a reduced demand for visitor or disabled parking.

Local parking ordinances arise from local experience and the availability of a comprehensive set of tools to affect transit usage and vehicle trips, including transportation demand management (TDM) tools such as bus/transit passes, bicycle access, carpool programs, and other incentives that reduce vehicle trips and parking demand. Parking is a local issue and local land use decisions should be made at the local level. Further involvement from the State interpreting allowed base density is unwarranted and exasperates local land use authority.

Given these reasons, the City of Long Beach respectfully opposes AB 744.

Sincerely,

Patrick H. West
CITY MANAGER

CC: The Honorable Ricardo Lara, State Senate 33rd District
The Honorable Janet Nguyen, State Senate, 34th District
The Honorable Isadore Hall, III, State Senate, 35th District
The Honorable Anthony Rendon, State Assembly, 63rd District
The Honorable Mike Gipson, State Assembly, 64th District
The Honorable Patrick O'Donnell, State Assembly, 70th District