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August 16, 2021

The Honorable Anthony Portantino
Chair, Senate Appropriations Committee
State Capitol, Room 2206
Sacramento, CA 95814

Re: **AB 1401 (Friedman) Residential and Commercial Development. Parking Requirements.
Notice of Opposition**

Dear Senator Portantino,

The City of Vista must respectfully oppose AB 1401 (Friedman), which would prohibit a local government from imposing a minimum automobile parking requirement, or enforcing a minimum automobile parking requirement, on residential, commercial, or other development if the development is located on a parcel within one-half mile walking distance of public transit.

AB 1401 would essentially allow developers to dictate parking requirements in vast areas of many cities because the definition of public transit includes entire bus corridors, not just high frequency bus stops or major transit stops. Restricting parking requirements within one half-mile walking distance of a high-quality transit corridor does not guarantee individuals living, working, or shopping on those parcels will have access to public transit since proximity to a corridor does not equate to a convenient bus stop.

AB 1401 would strip away local control, giving both developers and transit agencies, who are unaccountable to local voters, the power to determine parking requirements. Transit agencies would be able to dramatically alter local parking standards by shifting transit routes and adjusting service intervals.

Additionally, AB 1401 could negatively impact the State's Density Bonus Law by providing developers parking concessions without also requiring developers to include affordable housing units in the project. The purpose of Density Bonus Law is to provide concessions and waivers to developers in exchange for affordable housing units.

The City of Vista believes that while AB 1401 may be well intended, parking requirements are most appropriately established at the local level based on community needs. A one-size fits all approach to an issue that is project specific just does not work.

For these reasons, the City of Vista opposes AB 1401.

Sincerely,

Judy Ritter
Mayor

cc: The Honorable David Chiu
Office of Senator Patricia Bates, Cynthia.Bryant@sen.ca.gov
Office of Assemblymember Tasha Boerner Horvath, Celia.Mata@asm.ca.gov
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