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July 5, 2022

The Honorable Laura Friedman
California State Assembly
1021 O Street, Suite 6310
Sacramento, CA 95814

**Re: AB 2097 (Friedman) Residential and Commercial Development. Parking
Requirements.
Notice of Opposition (As Amended June 23, 2022)**

Dear Assembly Member Friedman:

The City of Vista opposes your measure AB 2097, which would prohibit a local government from imposing or enforcing a minimum automobile parking requirement on specified residential, commercial, or other developments, if the development is located on a parcel near public transit.

AB 2097 would essentially allow developers, not locally elected public officials, to dictate parking requirements in large areas of the City because the definition of public transit includes entire bus routes with fifteen-minute service intervals. Restricting parking requirements within one half-mile of a high-frequency transit route does not guarantee individuals living, working, or shopping on those parcels will be users of transit. Many residents will continue to own automobiles and require nearby parking, the demand for which and congestion caused by it will only increase.

The City of Vista opposes measures that limit local control. AB 2097 would strip away local control, giving developers, who are unaccountable to local voters, the power to determine parking requirements. Additionally, AB 2097 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.

While AB 2097 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 2097.

Sincerely,

Judy Ritter
Mayor

cc. 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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