



## CUPERTINO CITY COUNCIL

CITY HALL

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February 27, 2018

The Honorable Jim Beall  
Chair, Senate Committee on Transportation and  
Housing  
State Capitol, Room 2209  
Sacramento, CA 95814

### **RE: SB 827 Transit-Rich Housing Bonus Notice of Opposition**

Dear Honorable Chair Beall:

The City of Cupertino opposes SB 827 (Wiener) which would pre-empt local discretionary land use approvals of housing developments within a half-mile of a major transit stop or within one-quarter-mile of a "high quality transit corridor." Specifically, SB 827 would undermine locally adopted General Plans, Housing Elements (which are certified by the Department of Housing and Community Development), and Sustainable Community Strategies (SCS). The proposal would exempt for-profit developers from locally developed and adopted building height limitations, densities, parking requirements, and design review standards with no affordable unit requirements and no opportunities for public input.

The City acknowledges that California is facing a housing affordability crisis; however, this is not the solution. The City is focused on improving the affordability of workforce housing and reducing the impact of traffic from new developments. Unfortunately, SB 827 does not address affordable housing and may undermine existing incentives for developers to include affordable housing units.

Eliminating opportunities for public review of these major development projects goes against the principles of local democracy and public engagement. A public hearing allows community stakeholders to inform decision-makers of their concerns and guarantees property rights will not be impacted without due process. Public review allows for design improvements to ensure new development matches a community's character. While it may be frustrating for some developers to address neighborhood concerns about traffic, parking and other development impacts, those directly affected have a right to be heard. Eliminating these public engagement opportunities will increase public distrust in government.

For these reasons, the City respectfully states our opposition to this measure.

Sincerely,

Darcy Paul  
Mayor, City of Cupertino

Cc: Assembly Member Evan Low