



OFFICE OF THE CITY MANAGER

CITY HALL

10300 TORRE AVENUE • CUPERTINO, CA 95014-3255

TELEPHONE: (408) 777-3212 www.cupertino.org

TELEPHONE: (408) 777-7603 www.cupertino.org

CITY COUNCIL STAFF REPORT

Meeting: March 6, 2018

Subject

SB 827: Transit-Rich Housing Bonus (Weiner)

Recommended Action

Oppose SB 827 (Weiner) and authorize the Mayor to send letters of opposition to state legislative leaders along with our state delegation.

Description

SB 827 would establish statewide standards for new residential projects close to public transportation. Specifically, projects within a half-mile of a major transit stop or within one-quarter-mile of a "high quality transit corridor" would be exempt 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's legislative guiding principal of supporting local decision-making authority and opposing preemption of local control is in contrast with the intent of SB 827. Cities are voluntarily created by the residents of a community to provide local self-government and to make decisions at a local level to best meet the needs of the community. Each community has unique needs and characteristics that are best met by policies set by its local governing body.

The League of California Cities is urging cities to submit letters of opposition to SB 827. The League has already expressed concern over exempting large-scale developments from General Plans, Housing Elements, and zoning ordinances without public engagement as public hearings allow members of the community to inform their representative of their support or concerns when planning documents are developed. There is also concern that imposing standards for transit-oriented development could challenge efforts to invest in local public transportation infrastructure projects that would make the area subject to SB 827 exemptions.

A coalition of affordable housing, tenant rights, and transit equity advocates (actLA) have also expressed concerns that SB 827 would undermine existing incentives for developers to include low-income, very-low income or extremely low-income units in new buildings near transit. They argue that SB 827 could have major unintended consequences, including the destruction of

existing affordable units with no requirements to replace them or mitigate the displacement of low-income families.

Lastly, several residents have contacted the City to express concerns about this bill and request that the City formally oppose it.

For these reasons, staff recommends that the City Council oppose SB 827 and authorize the Mayor to send letters in opposition to the author and City's legislative delegation.

Sustainability Impact

There is no sustainability impact as a result of opposing SB 827.

Fiscal Impact

There is no fiscal impact as a result of opposing SB 827.

Prepared by: Jaqui Guzmán, Deputy City Manager

Approved for Submission by: David Brandt, City Manager

Attachments:

- A. Sample Letter of Opposition