



CITY MANAGER'S OFFICE

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CITY COUNCIL STAFF REPORT

Meeting: April 16, 2019

Subject

Adopt positions opposing Senate Bills 50 and 330.

Recommended Action

Adopt positions opposing Senate Bills 50 and 330 and authorize the Mayor to send letters of opposition to the State Legislature.

Description

SB 50 (Wiener) would require a local government to grant an "equitable communities incentive" allowing more housing development than authorized by local General Plan and zoning standards for qualifying residential development projects in "jobs rich" and "transit rich" areas.

SB 330 (Skinner) would declare a statewide housing emergency and prohibit affected cities and counties from reducing housing densities, increasing development fees, enforcing certain parking standards, and holding more than three de novo public hearings in connection with various types of housing projects.

Discussion

The City of Cupertino has expended considerable effort in developing land use plans and a zoning ordinance to protect the quality of life for its residents and the City will continue to supplement and update those regulations over time. SB 50 would allow qualifying projects to proceed without regard to the General Plan and zoning code density and parking limits and would require the City to provide the project with three "incentives or concessions" in the form of waivers from existing site development standards. A more extensive summary of SB 50 is attached. SB 330 would constrain the City's efforts to maintain and update its General Plan and zoning to reflect current circumstances. A more extensive summary of SB 330 is attached.

Prepared by: Timm Borden, Interim City Manager

Attachments:

A – Summary of SB 50

B – Summary of SB 330