

City of Palo Alto

Office of the Mayor and City Council

February 13, 2018

Senator Scott Wiener
State Capitol, Room 4066
Sacramento, CA 95814

RE: SB 827 (Wiener) Planning and Zoning: OPPOSE as introduced

Dear Senator Wiener:

The City of Palo Alto is writing to inform you of our oppose position on your Senate Bill 827 *Planning and Zoning: Transit-Rich Housing Bonus*. As you know, SB 827 seeks to automatically increase zoning densities and building heights around major transit stops.

We agree that there is a housing shortage across California; that is particularly acute in the San Francisco Bay Area. To combat this shortage, the City of Palo Alto is preparing to amend its zoning regulations to encourage residential projects and allow higher residential densities in transit served areas. This effort is part of our larger Housing Work Plan, which was embraced by our City Council at their meeting on February 12, 2018. SB 827 in its current form could diminish local acceptance of residential development and undermine our local efforts.

The State passed many bills addressing housing and increased densities in 2017. The bills provided funding and other measures designed to increase infill development, although we don't know yet whether the voters will approve the most significant of the funding measures. We ask that you give us all time to assess and adjust to changes from 2017. We urge a more collaborative approach that builds on past efforts once we fully understand their effectiveness.

The City of Palo Alto remains committed to improving options for affordable housing. However, we must join with The League of California Cities and others to oppose SB 827.

Sincerely,



Liz Kniss

Mayor, City of Palo Alto

Cc:

Senator Jerry Hill
Assemblyman Marc Berman
Palo Alto City Council
James Keene, Palo Alto City Manager
Townsend Public Affairs