

CITY of CARPINTERIA, CALIFORNIA



May 23, 2022

The Honorable Laura Friedman
California State Assembly
10210 Street, Suite 6310
Sacramento, CA 95814

RE: AB 2097 (Friedman) Residential and Commercial Development. Parking Requirements.

Dear Assembly Member Friedman:

The City of Carpinteria must respectfully oppose your measure AB 2097, which would prohibit a local government from imposing or enforcing a minimum automobile parking requirement on residential, commercial, or other developments, without regard to the development size, if the development is located on a parcel within one-half mile of public transit.

While AB 2097 as currently drafted would not apply to the City of Carpinteria, if bus service intervals changed, or other changes to mass transit infrastructure or service intervals are completed in the future, the City could be subject to AB 2097 at a later time.

The City opposes AB 2097 based on general principle that the state should not preempt local government control over parking standards and other development standards that are necessary for public health, safety and welfare and about which the state has no intimate local knowledge.

AB 2097 would allow developers to dictate parking requirements in large areas of many cities 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 actually use transit.

AB 2097 would give both developers and transit agencies, who are unaccountable to local voters, the power to determine parking requirements. Transit agencies would be able to dramatically alter local parking standards by shifting transit routes and adjusting service intervals.

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 Carpinteria opposes AB 2097.

Sincerely,

Mayor Wade Nomura

5775 CARPINTERIA AVENUE • CARPINTERIA, CA 93013-2603

(805) 684-5405 • FAX (805) 684-5304

www.carpinteria.ca.us