



CITY OF NEWPORT BEACH

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September 26, 2019

The Honorable Gavin Newsom
Governor, State of California
State Capitol, First Floor
Sacramento, CA 95814

Mayor

Diane Brooks Dixon

Mayor Pro Tem

Will O'Neill

Council Members

Brad Avery

Joy Brenner

Marshall "Duffy" Duffield

Jeff Herdman

Kevin Muldoon

**RE: AB 1763 (Chiu) Density Bonuses: Affordable Housing.
Request for Veto**

Dear Governor Newsom,

The City of Newport Beach urges your veto on AB 1763 (Chiu), which would greatly expand existing Density Bonus Law (DBL) to require a city to award a developer significantly more density, additional concessions and incentives, and greater allowable height if 100% of the units are restricted to lower income households.

While it is critically important to spur the production of homes, especially homes affordable to low-income households, AB 1763 is not the appropriate answer. This bill would allow for unlimited density and up to three additional stories for developments within one-half mile of a "major transit stop." This increase in allowable height and density would be too extreme for our community and would likely undermine our state certified housing element and community-based housing plans.

Additionally, AB 1763 would give transit agencies a role in determining land use near "major transit stops" and would alter existing land use policies based on transit service that is not under our authority.

For these reasons, the City of Newport Beach urges your veto on AB 1763 (Chiu).

Sincerely,

Diane B. Dixon

Mayor

cc: The Honorable Bob Wieckowski
The Governor's Office (via email: leg.unit@gov.ca.gov)
Senator John M. W. Moorlach
Assemblywoman Cottie Petrie-Norris
Newport Beach City Council
Grace Leung, City Manager
California Strategies, LLC
League of California Cities (Via email: cityletters@cacities.org)