



**Town of Atherton
Office of the Mayor
80 Fair Oaks Lane
Atherton, California 94027
Phone: (650) 752-0500**

March 29, 2023

The Honorable Eduardo Garcia
State Capitol, Ste. 8120
Sacramento, CA 95814

Dear Assembly Member Garcia:

The Town of Atherton strongly **OPPOSES** AB 1630 (Garcia), as amended March 21, 2023. AB 1630 requires all faculty and student housing developments to be classified as a zoning “permitted use” within 1,000 feet of a university campus.

By making such developments “permitted uses”, AB 1630 essentially prohibits local agencies from requiring any parking, imposing density limits, or requiring the structure to be more than four-feet from side and rear lot lines. Moreover, these projects must be considered by local agencies ministerially without compliance with environmental analysis under the California Environmental Quality Act, local government zoning, or public hearing requirements.

The Town has worked diligently and extensively over recent months to update our housing element and associated zoning to accommodate our share of the region’s housing needs. We have tackled that effort through a process that involved significant public outreach and discussion all in an effort to engage our community and be thoroughly transparent. AB 1630 strips away that transparency and when combined with other Legislation, such as SB 4, AB 1630 essentially puts 40-unit per acre housing developments directly in the middle of single-family residential with no opportunity for public engagement or transparency.

AB 1630 ignores all the planning we have done, and proposes to bypass local transparency and public discussions to authorize the development of additional projects that are disconnected from analysis of environmental impacts, existing zoning, local infrastructure or service capacity.

This heavy-handed approach by the State Legislature, a Legislature that is disconnected from the front lines, undermines the public’s trust in local government. At a minimum, jurisdictions with adopted housing elements should be exempted from such intrusive legislation.

For these reasons, the Town of Atherton **OPPOSES** AB 1630.

Sincerely,

Bill Widmer
Mayor
Town of Atherton

Cc: Members, Assembly Committee on Housing and Community Development
Assembly Member Marc Berman
Senator Josh Becker

