

July 5, 2022

The Honorable Scott Wiener  
Chair, Senate Committee on Housing  
1021 O Street, Suite 3330  
Sacramento, CA 95814

**RE: AB 2097 (Friedman) Residential and Commercial Development. Parking Requirements. Notice of Opposition (As Amended 6/9/22)**

Dear Senator Wiener:

The City of Carson joins the League of California Cities (Cal Cities) in our opposition to AB 2097, which would prohibit a local government from imposing or enforcing a minimum automobile parking requirement on specified residential, commercial, or other developments, if the development is located on a parcel within one-half mile of public transit.

AB 2097 would effectively allow developers, not locally elected public officials, 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. Many residents will continue to own automobiles and require nearby parking, which will only increase parking demand and congestion.

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, we respectfully oppose AB 2097. If you have any questions, please feel free to contact Michael George in the City Manager's Office at [mgeorge@carsonca.gov](mailto:mgeorge@carsonca.gov) or 310-952-1731.

Sincerely,

City Council