



American Planning Association
California Chapter

Making Great Communities Happen

MEMO TO: MEMBERS OF THE ASSEMBLY HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

FROM: AMERICAN PLANNING ASSOCIATION, CALIFORNIA CHAPTER

DATE: APRIL 20, 2018

SUBJECT: AB 2753 (FRIEDMAN) – NOTICE OF SUPPORT AS AMENDED – DETERMINATION OF ELIBILITY OF DENSITY BONUS – IN ASSEMBLY LOCAL GOVERNMENT COMMITTEE – WEDNESDAY, APRIL 25TH

The American Planning Association, California Chapter (APA California) is pleased to support AB 2753 as amended April 20th. Assembly Member Friedman's staff, committee staff, and the sponsors of the bill worked with APA to amend Density Bonus law to reflect best practices when reviewing applications for a Density Bonus.

As amended, AB 2753 will require the city or county, when notifying the applicant for a density bonus whether the application is complete, to also notify the applicant of the amount of density bonus for which the applicant is eligible, and if requested by the applicant, the parking ratio for which the applicant is eligible. If the applicant requests incentives or concessions, or waivers or reductions of development standards, the local agency will now also be required to notify the applicant whether the applicant has provided adequate information for the local government to make a determination as to those incentives, concessions, or waivers or reductions of development standards. It also requires the local government to adjust the amount of density bonus and parking ratios awarded pursuant to this section based on any changes to the project during the course of development.

With these amendments, APA is pleased to move from oppose unless amended to full support. If you have any questions, please contact our

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Sincerely,

John C. Terell

John C. Terell, AICP
Vice President, Policy and Legislation
APA California

cc: Governor's Office
Assembly Local Government Committee
OPR
Republican Caucus

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