



June 13, 2018

The Honorable Tom Daly
Member, California State Assembly
State Capitol, Room 3120
Sacramento, CA 95814

**RE: Assembly Bill 3194 – REMOVAL OF OPPOSITION
As Proposed To Be Amended June 19, 2018**

Dear Assembly Member Daly:

On behalf of the Rural County Representatives of California (RCRC), the Urban Counties of California (UCC), the California State Association of Counties (CSAC), the League of California Cities (LCC), and the American Planning Association California Chapter (APACA), we are pleased to inform you that, based on proposed Senate Transportation and Housing Committee amendments, we are removing our opposition to your Assembly Bill 3194.

AB 3194 makes changes to the Housing Accountability Act to prohibit a local government from requiring rezoning of a housing development project site if the project is consistent with the objective general plan standards and criteria, but the zoning for the project site is inconsistent with the general plan. Under current law, General Plan land use elements are long-term documents that accommodate the needs of a jurisdiction through flexible general designations, which are made more specific through zoning as future growth occurs. Although the proposed amendments continue to require approval of certain projects that are inconsistent with a jurisdiction's zoning code, this provision will be limited to circumstances where the jurisdiction has not brought its zoning ordinance into conformity with the general plan - which is something that is ultimately under the jurisdiction's control. The amendments will also allow local agencies to apply objective zoning standards and criteria to such projects. Additionally, the proposed Committee amendments, along with those taken on May 29, 2018, corrected ambiguities that would have resulted in costly litigation for local governments.

We appreciate the amendments taken to address our primary concerns with your bill, and although we cannot support your measure, we are removing our opposition based on your commitment to take Committee amendments.

The Honorable Tom Daly
Assembly Bill 3194
June 13, 2018
Page 2

If you have any questions, please contact Tracy Rhine at trhine@rcrcnet.org, Jolena Voorhis at jolena@urbancounties.com, Christopher Lee at clee@counties.org, Jason Rhine at jrhine@cacities.org, or Sande George at sgeorge@stefangeorge.com.

Sincerely,



TRACY RHINE
Legislative Advocate
RCRC



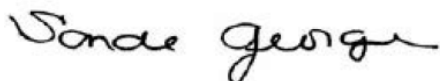
CHRISTOPHER LEE
Associate Legislative Representative
CSAC



JOLENA L. VOORHIS
Executive Director
UCC



JASON RHINE
Legislative Representative
LCC



SANDE GEORGE
Legislative Advocate
APACA

cc: Members of the Senate Transportation & Housing Committee
Consultant, Senate Transportation & Housing Committee