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.
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

JOLENA L. VOORHIS
Executive Director
UCC

SANDE GEORGE
Legislative Advocate
APACA

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