



American Planning Association  
**California Chapter**

*Creating Great Communities*

April 14, 2021

Assembly Member Laura Friedman  
State Capitol, Room 6011  
Sacramento, California 95814

SUBJECT: **Support if Amended for AB 1401 (Friedman) – Statewide Parking Prohibitions on Residential and Commercial Parking Near Public Transit**

Dear Assembly Member Friedman:

The American Planning Association, California Chapter (APA California) would be pleased to support your bill, AB 1401, if further amended. AB 1401, as amended on April 6, would prohibit a local government from imposing or enforcing minimum automobile parking requirements for both residential and commercial developments, if such developments are located within a ½ mile of public transit.

APA California is supportive of the goals of your bill and other efforts that encourage developing walkable communities, enhance high-quality transit options that serve the needs of residents, and reduce reliance on private automobiles throughout cities and counties statewide. With these goals in mind, our organization is also supportive of encouraging housing, particularly affordable housing, and planning for the needs of all community members that may or may not rely on a car. As the state continues to focus on GHG reduction goals, reductions in vehicle miles traveled and a shift to fully electric vehicles, automobiles, whether gas or electric, will still be a part of our transportation network. Planning to ensure access to robust transit, EV infrastructure, support for other modes of transportation and options for some level of parking, depending on the development and community, are all important aspects that must be kept in mind.

We appreciate the time your office and sponsors have taken to discuss the bill and to consider a number of amendments APA California has suggested. Some of those, such as limiting applicability solely to developments located within a ½ mile of public transit and removing projects in low VMT areas, are amendments that we greatly appreciate. We would still encourage a few additional amendments that would move APA California to a full support position, if accepted:

**Affordable Housing and Density Bonus**

Density bonus is an important tool that benefits both developers and cities and counties. Developers that provide specified levels of affordable housing receive benefits such as density increases and reduced parking requirements. Those additional affordable units created through the density bonus program help local jurisdictions provide for more affordable housing for residents, which is something desperately needed statewide. Keeping this important tool for in mind, APA California suggests requiring residential developments to qualify for a density bonus with modest affordability increases to be eligible for the parking reductions in AB 1401. This will integrate the proposal with the density bonus statute to ensure that new parking incentives do not undermine the state's existing mechanisms for incentivizing affordable housing production.



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**Parking Study**

As is provided for in density bonus law, a local jurisdiction can initiate and fund a parking study to determine if hazards or other local conditions could cause demand that indicates more parking is required than what a development is actually proposing. This language was specifically agreed to in prior changes to the density bonus statute and we believe it would be an important concept to incorporate into AB 1401 so jurisdictions would have the opportunity to tailor parking reductions to local context if necessary.

APA California appreciates your efforts on this important issue and are hopeful to continue working with your office as the bill moves to consider these additional important amendments. If you have any questions, please contact Lauren De Valencia, Stefan/George Associates, APA California's lobbyist, at 443-5301, [lauren@stefangeorge.com](mailto:lauren@stefangeorge.com).

Sincerely,

A handwritten signature in blue ink that reads 'Eric Phillips'.

Eric Phillips  
Vice President Policy and Legislation  
APA California

cc: Assembly Housing and Community Development Committee  
Assembly Republican Caucus  
The Governor  
The Office of Planning and Research  
The Department of Housing and Community Development