



CITY of LAGUNA NIGUEL

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CITY COUNCIL

Mayor Fred Minagar
Mayor Pro Tem Elaine Gennawey
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Council Member Sandy Rains
Council Member Risch Paul Sharma

June 3, 2021

The Honorable Laura Friedman
Assembly Member, California State Assembly
State Capitol Building, Room 6011
Sacramento, CA 95814

RE: Letter of Opposition AB 1401– Residential and Commercial Development. Parking Requirements (As Amended April 5, 2021)

Dear Assembly Member Friedman,

The City of Laguna Niguel must respectfully oppose AB 1401 relating to minimum parking requirements. Under AB 1401, local governments would be barred from imposing a minimum parking requirement or enforcing a minimum parking requirement on residential, commercial, or other developments if the development is located on a parcel within one-half mile walking distance of public transit.

AB 1401 seeks to reduce car dependency, lower carbon emissions, and create more affordable housing. While these intentions are appreciated, this one-size-fits-all state mandate is not the solution to these issues and will only hurt these efforts. The mandates through AB 1401 will exacerbate the affordable housing crisis by undercutting the state's density bonus law by providing developers parking concessions without also requiring developers to include affordable housing units in the project. The Density Bonus Law aims to provide concessions and waivers to developers in exchange for affordable housing units.

One of the most significant issues the City of Laguna Niguel hears from residents is parking. AB 1401 intensifies this issue by reducing the prescribed amount of parking a developer must account for when building. The goal of reducing carbon emission and vehicle miles traveled through reducing the number of parking spaces to incentivize the use of public transit is resting on the assumption that public transit is a convenient option for residents. A resident living within a one-half mile walking distance of a major transit stop or a high-quality transit corridor does not equate to them using the service. Public transit is not always the most practical option, especially in South Orange County.

While AB 1401 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 does not work. For these reasons, the City of Laguna Niguel must respectfully oppose AB 1401.

Sincerely,



Fred Minagar
Mayor

Cc: Senate Committee on Appropriations
Senate Committee on Housing and Community Development
Senate Committee on Local Government
Tony Cardenas, Public Affairs Manager LCC- Orange County