



MAYOR STEVEN SCHARF
sscharf@cupertino.org

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3191 • FAX: (408) 777-3366
CUPERTINO.ORG



September 9, 2020

The Honorable Gavin Newsom
Governor, State of California
State Capitol, 1st Floor
Sacramento, CA 95814

RE: AB 2345 (Gonzalez) – Request for Veto

Dear Governor Newsom,

On behalf of the City of Cupertino, I am writing to respectfully request that you return AB 2345 to the Legislature, without your signature. This measure would increase the density bonus, waivers, and concessions to developers using Density Bonus Law without requiring a commensurate level of affordability in return.

While the intent of AB 2345 is to incentivize the construction of more developments containing moderate-income units, we believe this bill will in fact discourage the development of low-income housing. Given the choice, we believe that a developer will likely choose to develop the moderate-income units because those developments will yield greater financial returns for the developer, and still allow for the same maximum density bonus as would be received for the development of low- or very low-income units.

Additionally, the bill reduces the amount of parking a local government can require of a developer requesting a density bonus by 0.5 spaces. The City feels that this reduction amounts to an additional concession, and therefore the additional concessions that are made available through AB 2345 are unnecessary.

Lastly, imposing additional density ignores local planning efforts, such as general plans and zoning ordinances, which encourage public engagement and are more responsive to community needs. Local planning efforts are also better at anticipating necessary government services such as water, sewer, utilities, schools, and traffic flow and incorporating those considerations into growth projections and housing planning.

It is for these reasons that the City of Cupertino must request that you veto AB 2345.

Sincerely,

Steven M. Scharf

Steven Scharf
Mayor
City of Cupertino