July 28, 2020

Senator Toni Atkins
San Diego District Office
1350 Front Street, Suite 4061
San Diego, CA 92101

Dear Senator Atkins,

On behalf of Circulate San Diego, whose mission is to create excellent mobility choices and vibrant, healthy neighborhoods, I am writing in support SB-1120, and to recommend amendments.

This proposed legislation enables the construction of much-needed affordable housing during a time of economic uncertainty. Circulate San Diego believes this legislation can positively address housing inequities and urges you to adopt the amendments addressed below to make SB-1120 more accessible so that it can be utilized to its full potential.

We urge you to implement the following amendments to increase accessibility to SB-1120:

1. (a)(1) The parcel map subdivides an existing parcel to create two equal-sized parcels where the buildable area of the smaller parcel is at least 2/3 of the buildable area of the larger parcel.

2. (c)(2) A requirement that the parcels have access to, provide access to, or adjoin the public right-of-way. Required street frontage and access may not exceed 36”.

3. (d)(2)(A) A local agency shall not impose objective zoning or objective design standards that reduce the buildable area on each newly created parcel to less than 50 percent of the area on such parcel and shall not require setbacks greater than 4’.

The impact of amending the language is significant. California needs permanent solutions to housing, and SB-1120 can directly address these needs by creating opportunities to build substantially more homes. We support the intent of SB-1120. We also urge you to adopt the suggestions above, to ensure this bill is effective with achieving its goals.

Sincerely,

Maya Rosas
Director of Policy