



**MAYOR &  
CITY COUNCIL**

Judy Ritter  
Mayor

Amanda Rigby  
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John J. Aguilera  
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Cody Campbell  
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John Franklin  
Councilmember

**CITY MANAGER**

Patrick Johnson

May 26, 2016

Honorable Assembly Member Adrin Nazarian  
Chair, Assembly Budget Subcommittee #4  
State Capitol, Room 6026  
Sacramento, CA 95814  
Fax: 916-319-2199

Honorable Senator Richard Roth,  
Chair, Senate Budget Subcommittee #4  
State Capitol, Room 5019  
Sacramento, CA 95814  
Fax: 916-323-8386

RE: **Governor's By Right Housing Proposal - Notice of Opposition**

Dear Honorable Chairs Nazarian and Roth:

The City of Vista strongly opposes the recently released proposal by the Governor to pre-empt local discretionary land use approvals of specified housing developments by having all such approvals be considered "ministerial" actions, meaning eliminating opportunities for public review, project-level environmental review and restricting design review.

We believe that such fundamental policy changes should not be rushed through as a budget proposal, but merit extensive review by the appropriate policy committees in a deliberative fashion. Eliminating opportunities for public review of these major development projects goes against the principles of local democracy and public engagement. While it may be frustrating for some developers to hear concerns about traffic, parking and other development impacts, those affected by such projects have a right to be heard. Not having such outlets will increase public distrust in government.

Avoiding or restricting design review is also short-sighted. Community acceptance can be improved through good design that enables a new structure to match a community character.

The City of Vista has approved two sizable affordable housing developments in the last two years alone, Paseo Pointe and North Santa Fe Apartments. Each housing development was significantly improved via input from the public. Multiple design changes were made by the developers of those affordable projects based upon feedback received from the public on design, lighting and parking. Removing the ability for the public to comment on housing development that will have real impacts upon their quality of life is a step in the wrong direction.

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RE: **Governor's By Right Housing Proposal - Notice of Opposition**

The City of Vista takes its responsibility to facilitate construction of multifamily and affordable housing units seriously; however, our residents will be very displeased when they realize that the State has removed any ability for them to influence the discussion of future affordable housing units within our City. This proposal is disappointing from our Governor. He has taken our state backwards on affordable housing by stripping local governments and the state of the few resources available to build these units, and is now seeking to avoid a discussion of how to replace these lost funds by undermining public input, environmental and design review.

On behalf of the residents we represent who deserve a voice in the future shape of their communities, the City of Vista respectfully states our opposition to this measure.

Sincerely,

A handwritten signature in black ink, appearing to read "Judy Ritter". The signature is written in a cursive, flowing style.

Judy Ritter  
Mayor

cc: Senator Patricia Bates; FAX: 916-651-4936  
Assemblymember Rocky Chavez; FAX: 916-319-2176  
Catherine Hill, League of California Cities, [chill@cacities.org](mailto:chill@cacities.org)  
Dan Carrigg, League of California Cities, [CarriggD@cacities.org](mailto:CarriggD@cacities.org)