

Tri-Valley Cities

DANVILLE • DUBLIN • LIVERMORE • PLEASANTON • SAN RAMON

April 19, 2021

The Honorable Anna Caballero
California State Senate
State Capitol, Room 5052
Sacramento, CA 95814

**Re: Senate Bill 6 (Caballero) Local planning: housing: commercial zones
Letter of Opposition with Comments from the Tri-Valley Cities**

Dear Senator Caballero,

On behalf of the Tri-Valley Cities (TVC) Coalition which includes the cities of Dublin, Livermore, Pleasanton, San Ramon, and the town of Danville, we write in respectful opposition to Senate Bill 6. This bill would establish a housing development as an allowable use on a parcel within a commercial zone where office and retail uses are permitted, so long as the parcel is not adjacent to an industrial use.

While we appreciate the desire to repurpose underutilized retail and commercial spaces for housing, we have a need to preserve retail and commercial spaces so that residents have access to those resources. The conversion of retail and commercial space into housing ultimately results in our residents needing to travel increased distances to their jobs, access services, or to go shopping. In some areas, this bill would further exacerbate jobs/housing imbalance with all the negative consequences that come along with that such as increased greenhouse gas emissions, reduced quality of life, and other social inequities.

The TVC are committed to ensuring that affordable housing is built in California in a way that allows local discretion. As is currently written, SB 6 defines a "housing development project" as a development which may include a mixed-use development consisting of residential and non-residential retail commercial or office uses, with at least 50 percent of the new construction designated for residential use. As such, the TVC is concerned about our respective communities having no discretion over the whether the development project places an emphasis on actual residential units or emphasizes mixed use. Local jurisdictions know their own communities best and should be able to have discretion over the type of property that will work best.

Due to the concerns stated above, we must respectfully oppose Senate Bill 6.

Sincerely,



Renee S. Morgan
Mayor of Danville



Melissa Hernandez
Mayor of Dublin



Bob Woerner
Mayor of Livermore



Karla Brown
Mayor of Pleasanton



Dave Hudson
Mayor of San Ramon

