



# City of Encinitas

Office of  
The Mayor

August 3, 2016

The Honorable Ricardo Lara  
Chair, Senate Appropriations Committee  
State Capitol, Room 2206  
Sacramento, CA 95814

*Kristin Gaspar*  
Mayor

**RE: AB 2501 (Bloom) Density Bonus  
NOTICE OF OPPOSITION**

Dear Senator Lara:

*Lisa Shaffer*  
Deputy Mayor

The City of Encinitas opposes AB 2501 (Bloom) Density Bonus, due to the unanticipated cost the City must bear for the incremental housing units.

*Catherine S. Blakespear*  
Council Member

Higher density results in greater wear and tear on city infrastructure. Streets are impacted most visibly, with increased traffic miles due to a greater number of residents. Our City plans for street maintenance in the annual operating budget, but when density is increased beyond our allowed zoning, a shift of general funds must occur to keep streets at the planned pavement condition index. These are general funds that would otherwise have been used for other services.

*Tony Kranz*  
Council Member

The City of Encinitas does not recover 100 percent of its cost on building permits. To maintain the City's building permit fee schedule, 48 percent of the cost is covered by the general fund, not from the development fees. To the extent that developers add units beyond our allowed zoning, the City subsidizes those building permits beyond what was anticipated in our fee study. Consequently, general funds must be shifted that would otherwise have been used for other services.

*Mark Muir*  
Council Member

Density bonus law imposes costs on local government. AB 2501 (Bloom) facilitates the developer's use of density bonus law to increase density beyond levels anticipated by local government, thereby shifting resources from other services. For these and other reasons, the City of Encinitas opposes AB 2501 (Bloom).

Sincerely,

Lisa Shaffer  
Deputy Mayor

*Karen P. Brust*  
City Manager

cc: Senator Patricia Bates  
Assembly Member Rocky Chavez  
Assembly Member Richard Bloom  
Catherine Hill, League of California Cities  
JGC Government Relations  
City Council  
Planning & Building Department