



## CITY OF MURRIETA

September 17, 2019

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

**RE: AB 1763 (Chiu) Density Bonuses: Affordable Housing.**  
**Request for Veto**

Dear Governor Newsom,

The City of Murrieta urges your veto on AB 1763 (Chiu), which would greatly expand existing Density Bonus Law (DBL) to require a city to award a developer significantly more density, additional concessions and incentives, and greater allowable height if 100% of the units are restricted to lower income households.

While it is critically important to spur the production of homes, especially homes affordable to low-income households, AB 1763 is not the appropriate answer. This bill would allow for unlimited density and up to three additional stories for developments within one-half mile of a "major transit stop." This increase in allowable height and density would be too extreme for our community and would likely undermine our state certified housing element and community-based housing plans.

Additionally, AB 1763 would give transit agencies a role in determining land use near "major transit stops" and would alter existing land use policies based on transit service that is not under our authority.

For the reasons stated above, the City requests your veto on AB 1763. If you have any questions, please feel free to contact Louie Lacasella, City Manager's Office at (951) 461-6008 or [llacasella@MurrietaCA.gov](mailto:llacasella@MurrietaCA.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Seyarto".

Kelly Seyarto  
Mayor

Cc. Murrieta City Council  
Senator Jeff Stone  
Assembly Member Melissa Melendez  
Erin Sasse, League of California Cities Public Affairs Manager  
David Jones, Emanuels Jones & Associates