



**MAYOR DARCY PAUL**  
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July 27, 2022

The Honorable Laura Friedman  
California State Assembly  
Capitol Office, 1021 O Street, Suite 6310  
Sacramento, CA 95814

**RE: AB 2097 (Friedman) – OPPOSE**

Dear Assemblymember Friedman,

On behalf of the City of Cupertino, I am writing to express our opposition to AB 2097, which would prohibit local governments from imposing or enforcing a minimum automobile parking requirement on residential, commercial, or other developments, without regard to the development size, if the development is located on a parcel within 1/2 mile of public transit.

AB 2097 would essentially allow developers to dictate parking requirements in large areas of many cities because the definition of public transit includes entire bus routes within 15-minutes service intervals. Restricting parking requirements within 1/2 mile of a high frequency transit route does not guarantee individuals living, working, or shopping on those parcels will actually use transit. Employees who work night shifts cannot be forced to rely solely on public transit, especially in areas with inequitable transportation services. Many residents will continue to own automobiles and require nearby parking, which will only increase parking demand and congestion.

AB 2097 would give both developers and transit agencies, who are unaccountable to local voters, the power to determine parking requirements. Transit agencies would be able to dramatically alter local parking standards by shifting transit routes and adjusting service intervals. Additionally, AB 2097 can negatively impact the states Density Bonus Law by providing developers parking concessions without also requiring developers to include affordable housing units in the project. The purpose of Density Bonus Law is to provide concessions and waivers to developers in exchange for affordable housing units.

While AB 2097 maybe well intended, parking requirements are more appropriately established at the local level based on community needs. A one-size fits all approach to an issue

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that is project specific just does not work. For these reasons, the city of Cupertino opposes AB 2097.

Sincerely,

Darcy Paul  
Mayor  
City of Cupertino

cc: Senator Dave Cortese  
Senator Josh Becker  
Assemblymember Evan Low