

CAPITOL OFFICE  
1021 O ST., SUITE 8610  
SACRAMENTO, CA 95814  
TEL (916) 651-4039  
FAX (916) 651-4939



DISTRICT OFFICE  
7575 METROPOLITAN DR., SUITE 100  
SAN DIEGO, CA 92108  
TEL (619) 688-6700  
FAX (619) 688-6712

SENATOR.ATKINS@SENATE.CA.GOV

**SENATOR TONI G. ATKINS**  
PRESIDENT PRO TEMPORE EMERITUS

October 9, 2024

Director Gustavo Velasquez  
California Department of Housing & Community Development  
651 Bannan Street  
Sacramento, CA 95811

Dear Director Velasquez:

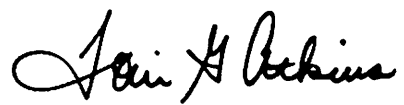
I am writing to voice my strong opposition to the “Vela” project, a proposed 23-story mixed-use development in the Pacific Beach community of San Diego. The project is currently under review by HCD’s Housing Accountability Unit for technical guidance. It represents an extreme misuse of the State Density Bonus Law, consisting of 74 housing units, of which only 10 are income-restricted, alongside a staggering 139 visitor accommodation units.

While I have been a tireless supporter of affordable housing in the legislature, it should not be pursued by twisting public benefit housing laws to provide incentives for predominantly non-housing developments that primarily serve commercial interests.

Throughout my career, I have worked closely with my colleagues to advance legislation that increases housing production, affordability, and financing. Proposals like this one run counter to those efforts, undermine the relationships, and shared goals between policymakers, developers, and the communities we serve.

This project is inconsistent with the State’s housing goals, the intent of the State Density Bonus Law, and the character of the Pacific Beach community. For these reasons, I cannot support the project in its current form and respectfully ask HCD to continue reviewing the City of San Diego’s request for technical assistance with this context in mind.

Sincerely,

A handwritten signature in black ink, reading "Toni G. Atkins". The signature is written in a cursive style with a large, looping initial "T".

TONI G. ATKINS  
Senate President pro Tempore Emeritus  
39<sup>th</sup> Senate District

TGA:sv