



**2017-18 OFFICERS AND
BOARD OF DIRECTORS**

February 27, 2018

The Honorable Senator Bob Wieckowski
California State Senate
State Capitol Building, Room 4085
Sacramento, CA 95814
VIA FAX: 916-651-4910

**RE: SB 831 (Wieckowski) Land Use: accessory dwelling units
*Notice of Opposition***

Dear Senator Wieckowski:

The Los Angeles County Division of the League of California Cities® (Division), respectfully opposes your SB 831 which removes requirements for accessory dwelling units (ADU's) to be located in areas zoned for single-family or multifamily use and prohibits a city from requiring parking replacement standards, separate utility connections, or impact fees and other associated fees.

In addition to removing local land-use flexibility, this measure could result in rate hikes to existing private and public utility customers. Under SB 1069, an ADU cannot be considered a new residential unit for purposes of calculating utility connection fees. The cumulative impact of thousands of new units on a water or sewer system could create financial strains for utility agencies resulting in rate hikes on existing customers who have already paid their fair share to be part of that system.

Local governments must balance competing priorities when determining the conditions attached to the development of accessory dwelling units. Working with residents of our communities, cities must look at the potential impacts on the community that result from these units, such as, impaired neighborhood character, spillover effects on nearby homes and businesses due to inadequate parking, and loss of privacy for existing homeowners.

For these reasons, the Los Angeles County Division opposes SB 831.

Sincerely,

Miguel Canales
President, Los Angeles County Division
League of California Cities®

cc: Los Angeles County Legislative Delegation
Meg Desmond, League of California Cities, cityletters@cacities.org

PRESIDENT
MIGUEL CANALES
ARTESIA

VICE PRESIDENT
JENNIFER KING
PALOS VERDES ESTATES

SECRETARY/TREASURER
JUAN GARZA
BELLFLOWER

STATE LEAGUE DIRECTOR
JORGE MORALES
SOUTH GATE

IMMEDIATE PAST PRESIDENT
JESS A. TALAMANTES
BURBANK

REGIONAL DIRECTORS

ARROYO VERDUGO JPA
MARINA KHUBESRIAN
SOUTH PASADENA

GATEWAY CITIES COG
LARRY FORESTER
SIGNAL HILL

LAS VIRGENES-MALIBU COG
BRAD HALPERN
WESTLAKE VILLAGE

SAN FERNANDO VALLEY COG
EMILY GABEL-LUDDY
BURBANK

SAN GABRIEL VALLEY COG
SAM PEDROZA
CLAREMONT

SOUTH BAY CITIES COG
BEA DIERINGER
ROLLING HILLS

WESTSIDE CITIES COG
LINDSEY HORVATH
WEST HOLLYWOOD

CITY OF LOS ANGELES
JOHN WICKHAM
LOS ANGELES

EXECUTIVE DIRECTOR
JENNIFER QUAN