



**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](mailto: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**