



June 16, 2018

Assembly Member David Chiu, Chair  
Assembly Housing and Community Development Committee  
1020 N Street, Room 162  
Sacramento, California 95814  
VIA FAX: 916.319.3182

Reply to: Alice Fredericks  
Chair, Legislative Committee  
MCCMC Tiburon Town Hall  
1505 Tiburon Blvd  
Tiburon, CA 94920

**RE: SB 831 (Weisocki) Land Use: Accessory Dwelling Units.**  
**Notice of Opposition (as amended 5/25/18)**

Dear Assembly Member Chiu:

The Legislative Committee of the Marin County Council of Mayors and Councilmembers (MCCMC) opposes SB 831. SB 831 directly impacts local agencies ability to govern and to implement local land use and zoning laws that efficiently address local land use constraints.

The bill would force local agencies to waive an array of service fees that are typically charged to newly permitted accessory dwelling units. These charges (or impact fees) for new construction, local schools, water, and other services.

The bill would also delete provisions authorizing a local agency, special district, or water corporation to require an applicant to install a separate utility connection for the accessory dwelling unit. This reduction in funds will create undue hardship on local agencies and special districts and has potential to impact their operations and level of service. The bill prohibits a local agency from requiring offstreet parking spaces when a parking structure is demolished or converted to construct an accessory dwelling unit. In many areas of Marin, lack of parking is one of the primary complaints in general and specifically in generating opposition to increased density.

The creation of uniform standards or criteria to govern accessory dwelling units and to retroactively apply the standards is yet another unsupportable intrusion on local land use authority.

Although MCCMC recognizes the housing crisis that is currently impacting many California cities, this bill is an unsupportable intrusion into local land use authority and does not help local jurisdictions address the housing shortage problem.

The Legislative Committee of MCCMC opposes SB 831

Respectfully,

Alice Fredericks, Chair  
Legislative Committee  
Marin County Council of Mayors and Councilmembers

cc:

Senator Wieckowski, FAX: (916) 651-4910  
Senator McGuire  
Assembly member Levine  
David Jones  
Nancy Hall Bennett