



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

January 29, 2018

The Honorable Bob Wieckowski
California State Senate
State Capitol, Room 4085
Sacramento, CA 95814

**RE: SB 831 Wieckowski Land Use: Accessory Dwelling Units.
Notice of Opposition**

Dear Senator Wieckowski:

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,

A handwritten signature in cursive script, appearing to read 'Alice Fredericks', is written in dark ink.

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

cc:

Senator McGuire
Assembly member Levine
David Jones
Nancy Hall Bennett