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June 4, 2018

Assembly Member David Chiu
Chair of the Housing and Community Development Committee
1020 N Street, Room 162
Sacramento, California 95814
VIA FAX: (916) 319-3182

**RE: SB 831 (Wieckowski) Land Use: Accessory Dwelling Units
As amended on May 25, 2018 - OPPOSE**

Dear Assembly Member Chiu:

The City of Vista opposes SB 831 (Wieckowski), which would remove zoning and land use requirements that protect residents from health and safety hazards associated with overcrowding and eliminate necessary impact utility fees to encourage accessory dwelling unit development.

Specifically, SB 831 would delete the requirement that the area be zoned to allow single-family or multifamily use. The bill would revise the standards for our local ordinance to, among other things, include a prohibition on considering the square footage of a proposed accessory dwelling unit when calculating an allowable floor-to-area ratio for the lot. SB 831 would prohibit a local agency from requiring off-street parking spaces to be replaced when parking is demolished or converted. Additionally, the bill would not consider a new accessory dwelling unit a new residential use, thus eliminating any impact fees, connection fees, capacity charges, or any other fees levied by a local agency, special district, or water corporation.

The City of Vista does support the creation of accessory dwelling units, and has implemented thorough land use and development policies to support safe and responsible development of accessory dwelling units in appropriate zones throughout the City. The City of Vista works with proactive, responsible developers to support our statewide housing crisis and has seen an influx of residential properties including multi-family apartments, affordable housing, and condominium projects.

Contrary to SB 831, the City of Vista advocates for efforts that enhance local control of resources and allow the City to address the needs and concerns of its residents. The City strives to support responsible development, but does not support overarching policy that would remove our own ability to safely plan for development in our community.

For these reasons, the City of Vista continues to oppose SB 831.

Sincerely,

Judy Ritter
Mayor
City of Vista

cc: Senator Patricia Bates, FAX: (916) 651-4936
Assemblymember Rocky Chavez, FAX: (916) 319-2176
Senator Bob Wieckowski, FAX: (916) 651-4910
Catherine Hill, League of California Cities, chill@cacities.org