



July 6, 2018

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Judy Ritter
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MANAGER**

Patrick Johnson

Senator Anthony J. Portantino
Chair of the Senate Standing Committee on Appropriations
State Capitol, Room 2206
Sacramento, CA 95814
VIA EMAIL Mark.McKenzie@sen.ca.gov

Re: AB 2890 (Ting) - Accessory Dwelling Units - Oppose

Dear Senator Portantino,

The City of Vista opposes AB 2890 (Ting) which would significantly amend the statewide standards that apply to locally adopted ordinances concerning accessory dwelling units (ADUs) including the removal of zoning and land use requirements that protect residents from health and safety hazards associated with overcrowding.

AB 2890 removes local control of planning tools and resources to address the needs and concerns of residents. Specifically, this bill requires local agencies to approve ADUs "in areas where a single-family or multifamily dwelling is *authorized*." This language could be interpreted to mandate that ADU's be allowed on any parcel with an existing single-family home, regardless of the zoning. Additionally, AB 2890 reduces the timeline for permit approval from the existing 120 days to 60 days.

The City of Vista has established reasonable standards to identify parcels that can accommodate the density 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 recognizes accessory dwelling units as a valuable form of housing that could support some of the demands of the housing crisis, and is committed to working with developers to increase accessory dwelling units in appropriate neighborhoods that offer safe and responsible room for growth.

However, the City is also an advocate for local control of planning tools and resources that enhance our capacity to address the needs and concerns of our residents. AB 2890 removes those local controls and threatens to impose unsafe development standards that are misaligned with our current planning requirements. For these reasons, the City of Vista strongly opposes AB 2890.

Sincerely,

Judy Ritter
Mayor
City of Vista

cc: Senator Patricia Bates, FAX: (916) 651-4936
Assemblymember Rocky Chavez, FAX: (916) 319-2176
Assemblymember Phil Ting, FAX: (415) 557-1178
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