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**CALIFORNIA CONTRACT CITIES ASSOCIATION**

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February 14, 2018

The Honorable Bob Wieckowski  
Senator, 10th District  
State Capitol, Room 4085  
Sacramento, CA 95814

RE: SB 831 (Wieckowski) – OPPOSITION

Dear Senator Wieckowski,

The California Contract Cities Association (CCCA) writes to express opposition to SB 831 (Wieckowski). SB 831 would authorize construction of accessory dwelling units (ADU) in property with proposed or existing single-family dwelling. Moreover, SB 831 would erode functions key to local planning and public service, including minimum size requirements, fees for new sewer or water connections, impact fees, and parking requirements. SB 831 would also approve a new ADU application if action is not taken within 120 days of submittal. CCCA represents over 76 cities and over 7.5 million residents. As representatives of local governments, SB 831 undermines local control.

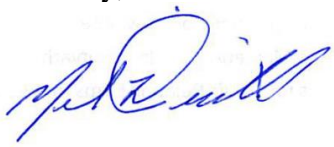
The crux of SB 831 is the elimination of fees for ADUs. Local agencies depend on these fees to ensure new and existing structures comply with local ordinances and regulations. Impact fees were not created as a tax, but as reasonable costs for service to proposals requested by developers and home owners, and ensure dwellings are safe to use and live. SB 831 places additional financial burdens on cities for critical public services; at a time when cities are seeking to expand services and attract new development.

Cities across California must balance the needs of their communities with the potential impact of new and existing developments. These include analyzing parking and transportation congestions, privacy and public safety concerns, and spillover effects to neighborhoods and businesses. An increase in ADU authorization without proper assessment is bound to cause unintended consequences and may result in future community opposition to new development. General plans are community-driven blueprints that serve as a guide for new development through a democratic and deliberate process. SB 831 weakens locally-adopted general plans and undercuts the responsibility of local governments.

CCCA is dedicated to steadfast collaborative solutions to address the housing crisis. However, SB 831 deliberately erodes local control and tools that cities need to perform essential public services. CCCA respectfully opposes SB 831. We remain committed to working with Senator Wieckowski and are available to discuss options to change the bill.

Should you have any questions, please contact Michael Vuong at (562) 622-5533 or [michael@contractcities.org](mailto:michael@contractcities.org).

Sincerely,



Michael T. Davitt  
CCCA President  
Mayor, La Cañada Flintridge



Lindsey Horvath  
CCCA Legislative Committee Chair  
Councilmember, West Hollywood

CC: Chair and Members, Senate Transportation and Housing Committee  
Chair and Members, Senate Committee on Governance and Finance  
League of California Cities