



# CITY OF LONG BEACH

OFFICE OF THE CITY MANAGER

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 570-6711 • FAX (562) 570-6583

PATRICK H. WEST  
CITY MANAGER

June 19, 2018

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

**RE: Opposition to Senate Bill 831 (Wieckowski): Land Use: Accessory Dwelling Units**

Dear Senator Wieckowski:

On behalf of the City of Long Beach, I write to respectfully but strongly oppose Senate Bill 831 (Wieckowski). This bill proposes to delete a local government's ability to set lot-coverage percentage standards, and limits the local government's ability to consider square footage of a lot for calculating allowable floor-to-area ratio or lot-coverage ratio for approval of an accessory dwelling unit (ADU) through its local ordinance. The bill also prohibits an agency from requiring replacement of off-street parking when garages or carports are demolished for construction of ADU in zoning areas for single-family and multifamily dwellings. SB 831 additionally provides for the ministerial approval of junior ADUs and prohibits both an ADU and junior ADU built on a single-family lot from triggering a reassessment of the value of the underlying land and structures as well as calculation of fees charged by a local agency for new development.

Long Beach understands the need to address California's housing crisis and the important role ADUs may play in helping alleviate the crisis. The City recently updated our ADU ordinance to increase our housing stock and safely permit dwelling units. Whereas in 2016, zero ADU permits were issued, Long Beach issued 21 new permits in 2017. A total of 29 new ADU permits have been issued in 2018, and 102 new ADU applications are pending approval contingent upon cleared building safety inspections. However, Long Beach has identified within its Housing Element (adopted 2013-2021) a great need for fully independent family units. The ministerial approval of junior ADUs to be imposed on cities like Long Beach would limit the available space to create suitable living quarters for the City's greatest housing need. Further, with SB 831, the City would be limited in its ability to properly assess development fees as more ADUs are permitted citywide. This approach limits overall resources for the City and fails to support quality of life.

As the City continues to add more ADUs to our housing stock, it is essential these dwellings be permitted through a process that ensures building safety and availability of essential public services such as police, fire, parks, and utilities. These public services contribute to quality of life for our residents. While the City understands the urgency of resolving the California housing crisis, this must be done in a responsible manner. SB 831 ignores these important considerations.


Opposition to Senate Bill 831 (Wieckowski): Land Use: Accessory Dwelling Units

June 19, 2018

Page 2

Given these reasons, the City of Long Beach respectfully opposes SB 831 (Wieckowski).

Sincerely,

A handwritten signature in blue ink that reads "P. West". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Patrick H. West  
CITY MANAGER

cc: The Honorable Speaker Anthony Rendon, State Assembly  
The Honorable Ricardo Lara, State Senate, 33rd District  
The Honorable Janet Nguyen, State Senate, 34th District  
The Honorable Steven Bradford, State Senate, 35<sup>th</sup> District  
The Honorable Mike Gipson, State Assembly, 64th District  
The Honorable Patrick O'Donnell, State Assembly, 70th District